

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 2
FOR THE REGULAR MEETING OF
TUESDAY, JULY 19, 2005 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARINGS:

ITEM-S500: California Terraces Neighborhoods 13/14.

Matter of approving, conditionally approving, modifying or denying amendments to the Progress Guide and General Plan, the Otay Mesa Community Plan and the California Terraces Precise Plan, Rezone, Vesting Tentative Map, Planned Development and Site Development Permits to combine two commercial lots to allow construction of approximately 24,000 square-feet of commercial use and 644 multi-family residential units.

(PG&GP-CPA-PP No. 8905/RZ No. 8906/VTM No. 6450/PDP No. 8076/SDP No. 6451/Project No. 4987. Otay Mesa Community Plan Area. District 8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in subitems A and E; introduce the ordinance in subitem B; grant the map in subitem C; and grant the permits in subitem D:

Subitem-A: (R-2005-1355)

Adoption of a Resolution amending the Otay Mesa Community Plan;

And amending the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS (Continued):

ITEM-S500: (Continued)

Subitem-B: (O-2005-145)

Introduction of an Ordinance changing a portion of property, located at the northeast corner of Ocean View Hills Parkway and Otay Mesa Road within the Otay Mesa Community Plan Area, in the City of San Diego, California, from the RM-3-7 Zone (previously referred to as the R-1000 Zone) into the CC-1-3 Zone (previously referred to as the CA Zone), and from the CC-1-3 zone (previously referred to as the CA Zone) to the R-3-7 Zone (previously referred to as the R-1000 Zone) as defined by San Diego Municipal Code Sections 131.0406 and 131.0507 and repealing Ordinance No. O-18063 (New Series), adopted March 25, 1994, of the Ordinances of the City of San Diego insofar as the same conflict herewith.

Subitem-C: (R-2005-)

Adoption of a Resolution granting or denying Vesting Tentative Map No. 6450, with appropriate findings to support Council action.

Subitem-D: (R-2005-)

Adoption of a Resolution granting or denying Planned Development Permit No. 8076 and Site Development Permit No. 6451, with appropriate findings to support Council action.

Subitem-E: (R-2005-1358)

Adoption of a Resolution certifying that Addendum to the California Terraces Precise Plan Environmental Impact Report SCH No. 8502215 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the amendment to the Progress Guide and General Plan, Otay Community Plan and California Terraces Precise Plan, a rezone, a vesting tentative map, and a planned development permit/site development permit for the California Terraces project;

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS (Continued):

ITEM-S500: (Continued)

Subitem-E: (Continued)

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Attachment A, and incorporated herein by reference;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

OTHER RECOMMENDATIONS:

Planning Commission on April 21, 2005, voted 5-0 to recommend approval; no opposition.

Ayes: Ontai, Otsuji, Schultz, Garcia, Chase
Recusing: Steele
Not present: Griswold

The Otay Mesa Community Planning Group, on July 21, 2004, voted 10:0:0 in support of the project with no conditions.

CITY MANAGER SUPPORTING INFORMATION:

The subject project is a 45.1-acre (21.8-acre net) portion of the California Terraces Precise Plan, known as Planning Areas 13 and 14. The California Terraces Precise Plan and Vesting Tentative Map was approved in 1994 and included development of a 664.8 acre site in the western portion of Otay Mesa with 4,118 residential dwelling units, 24.4 acres of commercial uses, 153.4 acres of open space, four school sites totaling 53.6 acres, three parks totaling 26.2 acres, and public utilities. The Precise Plan area is between Interstate 805 (I-805) and Heritage Road, with the western boundary approximately one-quarter mile east of I-805 and the eastern boundary approximately three-quarters mile west of Heritage Road.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS (Continued):

ITEM-S500: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The proposed project requires approvals of amendments to the Progress Guide and General Plan, the Otay Mesa Community Plan and Precise Plan Amendments, a Rezone, a Vesting Tentative Map, a Planned Development Permit and a Site Development Permit to combine two separate commercial parcels at the southwest corner of the site to consolidate commercial development. The remainder of the site would be developed with 644 multi-family dwelling units consistent with the adopted California Terraces Precise Plan and Vesting Tentative Map. A 0.3-acre Brush Management Zone 2 would be created, as well as 1.7-acres of open space, and 8.3-acres Vernal Pool Preserve and 0.6-acres of slope area.

FISCAL IMPACT: All staff costs associated with the processing of this project are paid by the applicant.

Oppenheim/Halbert/PXG

LEGAL DESCRIPTION:

The 45.2 acre project area is located at the northeast corner of Ocean View Hills Parkway and Otay Mesa Road within the RM-3-7 and RM-2-6 zones, Community Plan Implementation Overlay Zone, California Terraces Precise Plan and is more particularly described as a Portion of the SW ¼ of the SW ¼ and a portion of the SE ¼ of the SW ¼ of Section 29, Township 18S, Range 1W, San Bernardino Meridian.

Staff: Patricia Grabski – (619) 446-5277.